029.0	0002	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	786,200	/	786,200
USE VALUE:	786,200	/	786,200
ASSESSED:	786,200	/	786,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MYERS BENJAMIN T & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	41 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AUTUMN DEVELOPMENT GROUP LLC -
Owner 2:	-
Street 1:	69 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,170 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

Janice Stepanof

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6170.000	302,100		484,100	786,200
Total Card	0.142	302,100		484,100	786,200
Total Parcel	0.142	302,100		484,100	786,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.80 | /Parcel: 443.8

Legal Description

User Acct 19964

GIS Ref

GIS Ref

Insp Date 08/19/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,300	0	6,170.	484,100	786,400	786,400	Year End Roll	12/18/2019
2019	101	FV	249,400	0	6,170.	514,300	763,700	763,700	Year End Roll	1/3/2019
2018	101	FV	249,400	0	6,170.	375,200	624,600	624,600	Year End Roll	12/20/2017
2017	101	FV	249,700	0	6,170.	326,800	576,500	576,500	Year End Roll	1/3/2017
2016	101	FV	249,700	0	6,170.	278,300	528,000	528,000	Year End	1/4/2016
2015	101	FV	243,900	0	6,170.	272,300	516,200	516,200	Year End Roll	12/11/2014
2014	101	FV	243,900	0	6,170.	223,900	467,800	467,800	Year End Roll	12/16/2013
2013	101	FV	243,900	0	6,170.	213,000	456,900	456,900		12/13/2012

!2412!

PRINT

Date	Time
12/10/20	17:49:39

LAST REV

Date	Time
11/14/19	10:50:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUTUMN DEVELOPM	1528-113		6/19/2018		790,000	No	No		
STEPANISCHEN JA	1526-73		5/11/2018	Estate/Div	625,000	No	No		
DE LAGE ARMOND	1250-72		4/12/2002	Family	1	No	No		Edith B Delage dod 12/9/2017
	606-94		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	19964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2007	270	Re-Roof	3,300					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	189	PATRIOT
2/17/2000	Meas/Inspect	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6170		Sq. Ft.	Site		0	80.	0.98	1									484,078						484,100	

Total AC/HA: 0.14164 | Total SF/SM: 6170 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,078 | Spl Credit | Total: 484,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98108006
Adj $ / SQ:	165.557
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410505
Depreciation:	108373
Depreciated Total:	302132

COMMENTS

SCUTTLE HOLE. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

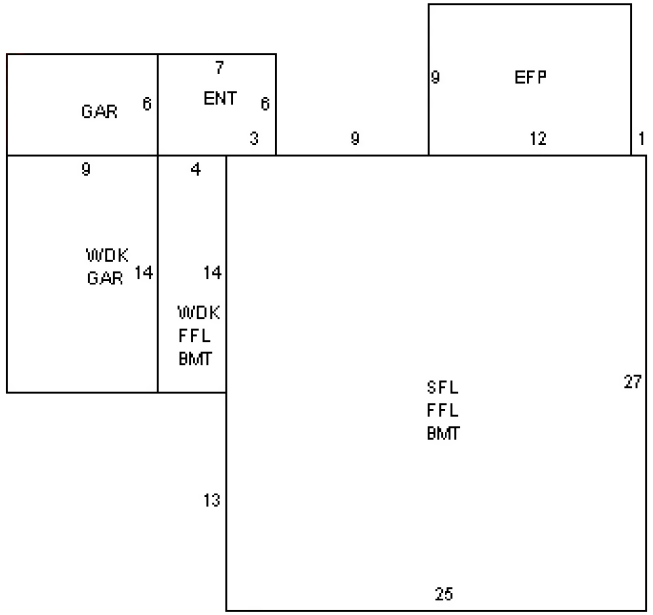
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.11
Special Features:	0	Val/Su Net:	114.04
Final Total:	302100	Val/Su SzAd	214.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	731	57.610	42,116
FFL	First Floor	731	165.560	121,022
SFL	Second Floor	675	165.560	111,751
WDK	Deck	182	11.280	2,052
GAR	Garage	180	28.340	5,102
EFP	Enclos Porch	108	51.440	5,556
ENT	ENTRY	42	25.900	1,088
	Net Sketched Area:	2,649	Total:	288,687
Size Ad	1406	Gross Are	2649	FinArea 1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	